



**120 South Ridge Drive SW
Medicine Hat, Alberta**

MLS # A2278741

\$234,900



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|------------------|----------------------------------|---------------|-------------------|
| Division: | SE Southridge | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 789 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Open Floorplan, Vaulted Ceiling(s) | | |

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, shed

Ideal starter or revenue property! This affordable, well-maintained home is conveniently located close to shopping, schools, parks, the college, and the Teepee. This unique 4-level split offers a bright and spacious layout. The main living room features vaulted ceilings and provides ample space for both relaxing and dining. Just a few steps up, you'll find a generous primary bedroom and a newly updated 4-piece bathroom. The third level offers two additional bedrooms and a well-appointed 3-piece bathroom. The fully developed basement includes a laundry area and a spacious family room, perfect for added living space. Outside, enjoy a fully fenced backyard with a storage shed, plus rear parking for added convenience. A great opportunity. Call today!